

STATEMENT OF
PATRICK A. TOMPKINS, Director of Family Relocation
BOSTON REDEVELOPMENT AUTHORITY

INTRODUCTION

My name is Patrick A. Tompkins and I am Director of the Department of Family Relocation for the Boston Redevelopment Authority. I serve as the Director of the relocation program in Boston and have responsibility for overseeing the program in Charlestown.

Minimum Relocation for Charlestown

Clearance and relocation activity have been held to a minimum in Charlestown. Less than 10% of the homes are scheduled for acquisition and not more than 525 families and individuals will be relocated over a four year period, or an average of approximately 11 per month. Relocation will not be required of any residents before they have had an adequate opportunity to locate satisfactory new housing.

Standards for New Housing

It is the policy of the Boston Redevelopment Authority that all new housing should be decent, safe, and sanitary, conforming to the standards of the Building, Sanitary and Zoning Codes prevailing in the City of Boston. Such housing will be at prices which residents can afford in the areas of their own choice.

Charlestown Housing for Charlestown Residents

The Authority recognizes that the overwhelming majority of residents to be displaced have expressed a preference to remain in Charlestown. This will be the guiding principle of the relocation program.

New Housing in Charlestown

The Charlestown Urban Renewal Plan calls for up to 1200 new moderate income private rental units in Charlestown. New public rental housing for the elderly is also planned, consisting of 175 to 200 units. The Plan also includes approximately 200 units of new moderate income sales housing. In addition, up to 100 units of rehabilitated private housing may become available.

It is proposed, therefore, that 1700 units of housing that do not presently exist today will be made available. Displaced Charlestown residents will be given first preference in all such new and rehabilitated housing.

Existing Housing in Charlestown

Between March 1 and March 3, 1965, a total of 73 vacancies were located in Charlestown outside of proposed clearance areas. Information about the amount of rent and size of apartment was obtained in 33 instances. A total of 33 apartments containing one to four bedrooms were renting for under \$90.00 per month (exclusive of heat and utilities in most cases). 12 apartments were inspected and 9 were found to be in standard condition.

An analysis of sales housing turnover in Charlestown for the 18 month period from July 1, 1963 to December 31, 1964 was also made for residential structures containing one to four units. A total of 86 structures were included, with 83 structures priced under \$16,000.

There are 1149 federally aided public housing units in Charlestown containing one to four bedrooms. There is an annual turnover of between 100 and 120 units of such housing per year.

This data indicates that a sufficient turnover in public and private rental housing, and in residential sales housing exists in Charlestown to accomodate those Charlestown residents who wish to remain in Charlestown.

Existing Housing Elsewhere in the City of Boston

A survey was conducted of rental units advertised in the Real Estate section of the Boston Sunday Globe, February 28, 1965. Information was obtained on 406 units; of these there were 229 units with one to four bedrooms with a gross rent (including heat, gas, water and electricity), of under \$115 per month.

Information was also obtained on 221 sales housing listings advertised on the same date. Included were 101 buildings with one to four family units selling for under \$16,000.

The Boston Housing Authority maintains 13,248 public housing units outside of Charlestown. Included among these are 560 units of housing for the elderly.

This data indicates an ample supply of housing within the City of Boston for Charlestown occupants who wish to relocate elsewhere in Boston.

Conclusion

Under the Charlestown Urban Renewal Plan only a small number of persons are to be relocated over a 4 year period of time. These persons, if they desire to remain in Charlestown, will find available sale and rental housing at rents equal to what they pay today either in new housing to be provided under the Plan, or existing housing through normal market offerings.

BOSTON REDEVELOPMENT AUTHORITY SERVICES TO RESIDENTS

Families and individuals required to move will have the assistance of trained relocation workers to discuss their housing needs and preferences. Lists of suitable homes, apartments, and rooms will be maintained at the Charlestown Site Office. Housing inspectors will inspect such vacancies to insure that they are standard before referrals are made.

For those interested in purchasing homes, information about special FHA financing for displaced families and individuals, including low down payments and long term financing, will be available. Lists of FHA and VA acquired properties will also be maintained in the Site Office.

Persons interested in public housing will be advised of the special preferences for admission given to persons who must relocate, eligibility criteria and other information.

Relocation payments of up to \$200.00 for actual moving expenses and direct loss of property will also be available, and site occupants will be so informed.